



**Beale Road, Barrow, Bury St. Edmunds**

**Sheridans**







# Beale Road, Barrow, Bury St. Edmunds IP29 5ES

Guide Price £475,000

An immaculately presented, "nearly new" detached three-bedroom bungalow with a delightful west-facing garden, situated only a short stroll from the heart of a well-served village.

Built to a high standard in 2021, this superb bungalow offers a deceptive level of beautifully presented accommodation, displaying many attractive features throughout. It is complemented by delightful open views to the front and newly landscaped west-facing gardens to the rear.

Benefitting from air-source underfloor heating, double glazing, and the remaining years of the NHBC warranty, the immaculate accommodation currently comprises: a spacious entrance hall with a fine Karndean floor, a double cloak cupboard, and a further single cupboard. The well-equipped kitchen is fitted with an excellent range of units providing generous drawer and cupboard space beneath the preparation surfaces, complemented by quality built-in appliances and a central island. The kitchen leads through to a light and airy dual-aspect sitting/dining room, featuring stylish bi-fold doors opening onto the rear gardens.

The principal bedroom is complemented by a fitted double wardrobe and an en-suite shower room. The two remaining bedrooms also feature fitted double wardrobes and are served by the family bathroom, completing the accommodation.

## Outside

To the front are well-stocked gardens and a driveway providing off-road parking, leading to the semi-detached garage. Gated side access opens to the west-facing rear gardens, which have been

landscaped to create a delightful area for relaxing. A timber shed provides useful storage, and a large paved terrace offers an ideal space for outdoor entertaining and al-fresco dining.

## Location

Barrow is a popular and well served village centred around a large green located about six miles to the west of the historic cathedral town of Bury St Edmunds which affords excellent shopping facilities with the recently opened Arc shopping centre and twice weekly open air market, together with educational, recreational and cultural amenities including the famed Theatre Royal.

The A14 dual carriageway lies some two miles distant and thus affords good road links to Ipswich, Cambridge, the Midlands and London via the M11. Excellent village facilities include Forelock & Load Equestrian merchandise, 2 general stores (which includes a Post Office), doctors surgery, two public houses, church, fitness academy, fish & chip shop, hairdressers, nursery and primary school.

## Directions

When entering Barrow from the direction of Hargrave, turn right into Beale Road. Follow the road and turn left, where the property will be found a short distance further on the right.

## Services

Mains electricity, water and drainage. Air source under floor heating.

Council - West Suffolk - Tax Band E.

Broadband speed: Up to 1800 mbps available (Source Ofcom)

Mobile phone signal for: EE, Three, Vodafone and O2 (Source

- Immaculate "nearly new" detached bungalow in thriving village
- Ample vehicle parking and garaging
- Delightful west facing gardens
- Spacious reception hall
- Well equipped kitchen with built in appliances and central island
- Sitting room with Bi-fold doors to gardens
- Principal bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Built double wardrobes in all bedrooms, under floor heating throughout, remaining years of NHBC warranty

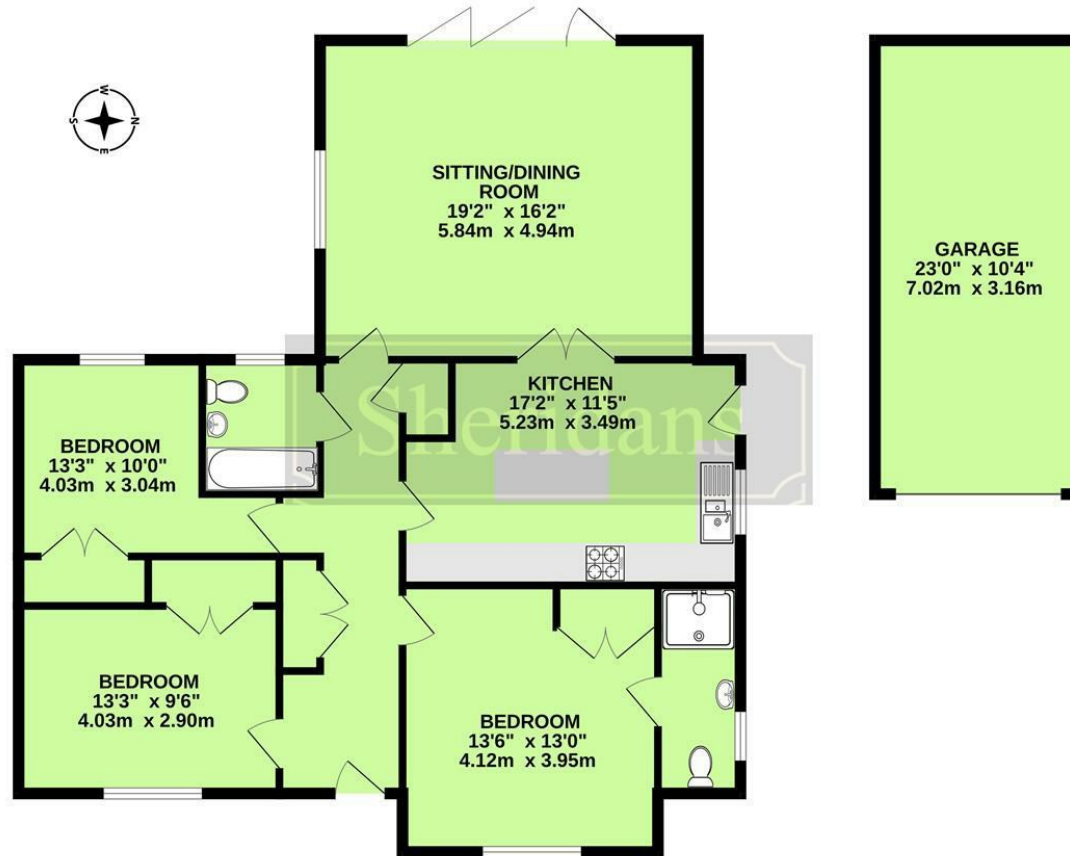
Ofcom)

Flood Risk: Very Low Risk (Source Gov.uk)

5 Years remaining of NHBC warranty



TOTAL FLOOR AREA : 1206sq.ft. (112.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only.  
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These particulars are intended to give a brief description of the property as a guide to prospective buyers. Accordingly, any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars. Please refer to the Agents if you require any further clarification or information.

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